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Prepared by:  
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Emily Kaye Courteau Bar# 100570

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3d  
Davis

**Substitute Trustee's Deed**  
**Indexing Instructions**  
NE 1/4 of Section 17, T3S, R5W, DeSoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
U.S. Bank National Association as Trustee for RAMP 2005EFC1  
500 Enterprise Rd Suite 150  
Horsham, PA 19044  
1-800-766-4622

WHEREAS, on the 9th day of March, 2005 and acknowledged on the 9th day of March, 2005, Jerry Turner, and wife Donna Turner aka Donnah L. Turner, executed and delivered a certain Deed of Trust unto Brian L. Davis, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2179 at Page 367 and rerecorded in Book 2304 at Page 548 and rerecorded in Book 2326 at Page 503; and

WHEREAS, on the 16th day of January, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto U.S. Bank National Association as Trustee for RAMP 2005EFC1, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2984 at Page 481; and

WHEREAS, on the 16th day of January, 2009 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2984 at Page 482; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated May 21, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 22nd day of June, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 22nd day of June, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Beginning at the Northeast corner of Section 17, Township 3 South, Range 5 West, DeSoto County, Mississippi; thence run South 3 degrees 16 minutes 39 seconds East 500.21 feet to a point in Strickland Road (P.K. Nail); thence run North 88 degrees 5 minutes 42 seconds West 124.24 feet to a point of curve; thence along a curve to the left having a radius of 1,289.87 feet a central angle of 13 degrees 18 minutes 27 seconds and a distance of 299.59 feet to a point; thence North 74 degrees 47 minutes 15 seconds East 210.91 feet to a point; thence North 62 degrees 27 minutes 15 seconds West 143.60 feet to a point (said point being the Southeast corner of the Virginia Turner 1.5

F09-0073

acre tract); thence North along the East line of the Virginia Turner 1.5 acre tract 293.86 feet to a point; thence North 87 degrees 12 minutes 58 seconds East 722.86 feet to the point of beginning and containing 7.247 acres as per survey of Thomas W. King, Jr., Land Surveyor dated July 24, 1995. Said property being situated in the Northeast Quarter of Section 17, Township 3 South, Range 5 West, DeSoto County, Mississippi.

WHEREAS, at said sale U.S. Bank National Association as Trustee for RAMP 2005EFC1 was the highest bidder and best bidder, therefore, for the sum of \$101,250.00 and the same was then and there struck off to U.S. Bank National Association as Trustee for RAMP 2005EFC1 and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$101,250.00 do hereby convey the above-described property to U.S. Bank National Association as Trustee for RAMP 2005EFC1.

I convey only such title as is vested in me as Substitute Trustee.

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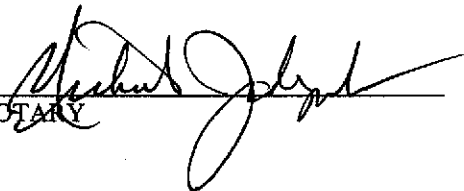
WITNESS MY SIGNATURE, this the 25 day of June, 2010.

  
\_\_\_\_\_  
Emily Kaye Courteau, Substitute Trustee

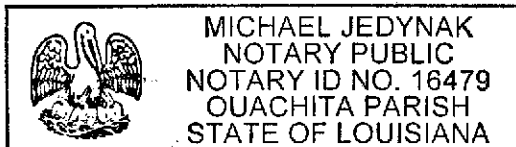
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 25 day of June, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

  
\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
AT DEATH  
MY COMMISSION EXPIRES



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, published in the town of Hernando, State and County aforesaid, and having a tion in said county, and that the publication of the notice, a copy of which is he has been made in said paper 3 consecutive times, as follows, to-wit:

### Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 9th day of March, 2005 and acknowledged on the 9th day of March, 2005, Jerry Turner, and wife Donna Turner aka Donnah L. Turner, executed and delivered a certain Deed of Trust unto Brian L. Davis, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness thereto described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2179 at Page 367 and re-recorded in Book 2304 at Page 548 and re-recorded in Book 2286 at Page 503; and

WHEREAS, on the 18th day of January, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto U.S. Bank National Association as Trustee for RAMP 2005EFC1, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2984 at Page 481; and

WHEREAS, on the 18th day of January, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2984 at Page 482; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 22nd day of June, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Volume No. 115 on the 1 day of June, 2010

Volume No. 115 on the 8 day of June, 2010

Volume No. 115 on the 15 day of June, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Diane Smith

Sworn to and subscribed before me, this 15 day of June, 2010.

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 530 words @ .12 \$ 63.60

B. 2 subsequent insertions of 1060 words @ .10 \$ 106.00

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 172.60

Beginning at the Northeast corner of Section 17, Township 3 South, Range 5 West, DeSoto County, Mississippi; thence run South 3 degrees 16 minutes 38 seconds East 500.21 feet to a point in Strickland Road (P.K. Nail); thence run North 88 degrees 5 minutes 42 seconds West 124.24 feet to a point of curve; thence along a curve to the left having a radius of 1,289.87 feet a central angle of 13 degrees

18 minutes 27 seconds and a distance of 289.59 feet to a point; thence North 74 degrees 47 minutes 15 seconds East 210.91 feet to a point; thence North 62 degrees 27 minutes 15 seconds West 143.60 feet to a point (said point being the Southeast corner of the Virginia Turner 1.5 acre tract); thence North along the East line of the Virginia Turner 1.5 acre tract 293.86 feet to a point; thence North 87 degrees 12 minutes 58 seconds East 722.96 feet to the point of beginning and containing 7.247 acres as per survey of Thomas W. King, Jr., Land Surveyor dated July 24, 1995. Said property being situated in the Northeast Quarter of Section 17, Township 3 South, Range 5 West, DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day May 21, 2010

Emily Kaye Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
cab/F09-0073

PUBLISH: 6-1-10 / 6-8-10 / 6-15-10

